

oakheart



£750,000

Offers In Excess Of
Church Lane, Colchester

FREEHOLD INVESTMENT OPPORTUNITY

The property occupies a highly visible and prominent position in Lexden, benefiting from strong footfall and excellent accessibility to Colchester town centre and surrounding residential areas. Lexden is known for its mix of traditional charm and modern amenities, attracting a wide demographic including professionals, families, and students.

The ground floor features four well-sized retail units, each currently occupied by established tenants, offering a reliable stream of rental income. The commercial tenants benefit from good frontage and visibility, making this location ideal for local businesses. Above, the two self-contained residential flats are in good condition, well-maintained, and consistently let, with reliable rental history. These flats provide an additional layer of income diversification and benefit from strong local demand for rental housing in this popular area.

Investment Highlights:

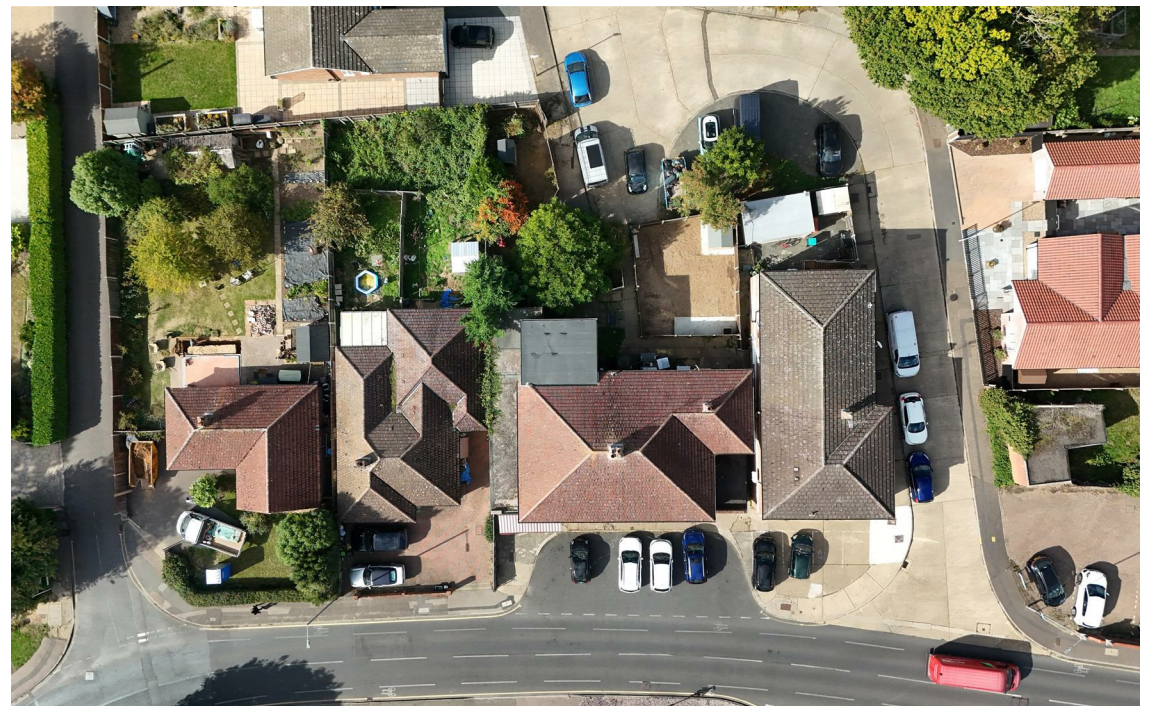
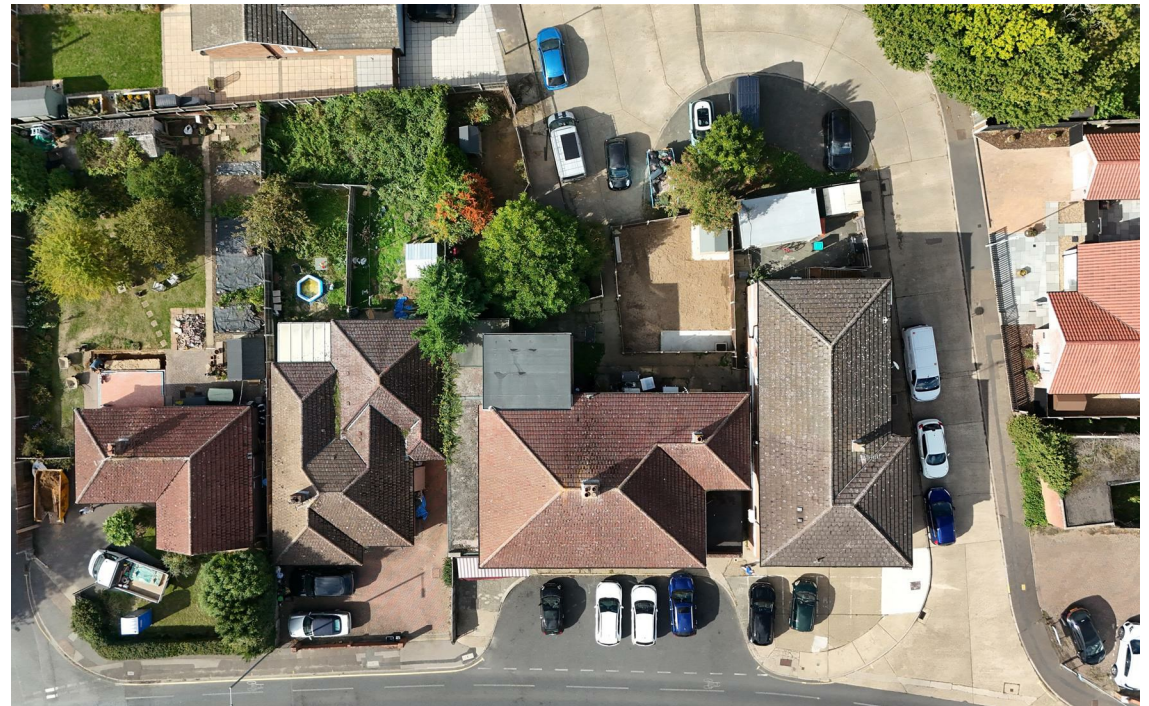
Attractive Yield: With a gross income of £63,000 per annum, the property delivers an impressive gross yield of approximately 8.4%, ideal for investors seeking both stability and return. **Fully Let & Income-Producing:** The property is currently fully tenanted, meaning immediate income from day one.

Desirable Location: Lexden is a sought-after location within Colchester, well-regarded for its amenities, schools, and proximity to transport links, increasing the long-term capital value. **Mixed-Use Security:** With both commercial and residential elements, the property provides a well-balanced and diversified income stream.

Location:

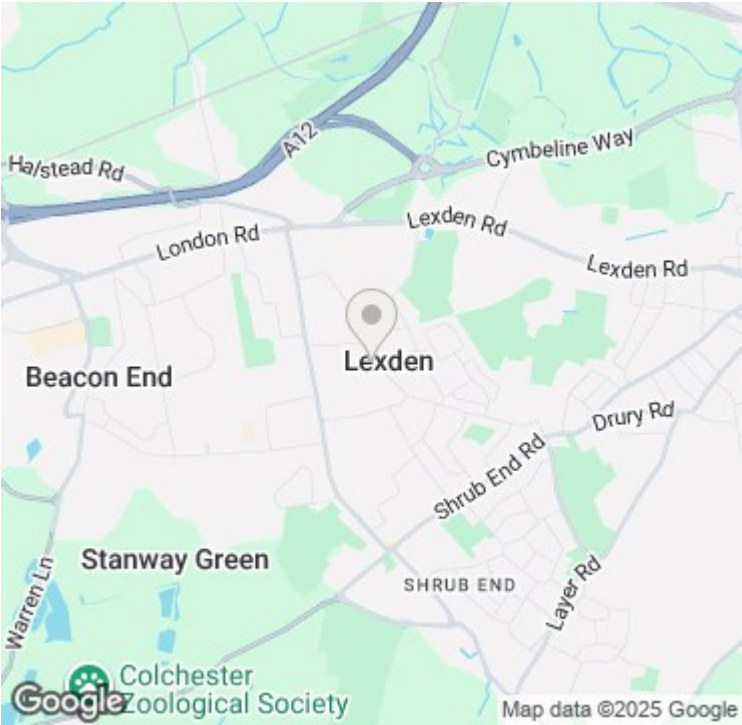
Lexden is a prestigious suburb of Colchester, the oldest recorded town in Britain and a rapidly growing regional hub in Essex. The area benefits from:

Easy access to the A12 and Colchester Town Centre
Close proximity to Colchester North Station – direct trains to London
Liverpool Street



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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